PICK-UP

QUIT CLAIM DEED

This Instrument Prepared By: David Dutton at 405 Grantchester Cir, Charlotte, NC, 28262, and entered into this the 28 day of December, 2008 by and between, David Dutton, Grantor, and Joyce Dutton, Grantee.

KNOW ALL MEN BY THESE PRESENTS THAT:

David Anthony Dutton, not married, of 405 Grantchester Cir, Charlotte, NC, 28262, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, quit claim and convey unto Joyce Ellen Dutton, not married, of 2812 Buena Vista Pk, Nashville, TN, 37218, (the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

Being parts Lots Nos. 12 and 13 on the map of Sarah Mcintosh's Subdivision of certain lots in the Old Daniel Young tract, as of record in Book 332, Page71, Register's Office for said County, more particularly described as follows:

Beginning at the easterly margin of the New Highway on the southern line of said lot no 12; thence south 89 deg Est 431 feet, more or less, to an Elm in the southerly line of said lot no. 13; thence North 55 1/2 deg Est 150 feet, more or less, to a point in the southeasterly line of said lot no. 13; thence South 90 deg West and parallel with and 100 feet northerly from the southern lines of said lots nos. 12 and 13, 535 feet more or less, to a point in the easterly margin of said highway, 130 feet more or less to the beginning

Being the same properly conveyed to David Dutton from Maureen Hunkler by Warranty Deed dated June 26, 2007, and recorded, July 6, 2007 as Instrument No. 20070706-0080764, Register's Office of Davidson County, Tennessee.

Being all or part of the same property described in the County Register's Deed Book 332, Page 71. TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property or in any way appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

The Grantor does hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under the Grantor, but not further or otherwise.

WITNESS my hand, this 25 day of Aug, 2009

David Dutton

OFFICIAL SEAL
Notary Public, North Carolina
County of Cabarrus
BRANDI BARNES ZEMAN
My Commission Expires Nov. 29, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 20 09

Deputy Register

WITNESS my hand, this ____ day of ____, 20__.

Joyce Dutton

BILL GARRETT, Davidson County
Trans:T20090058779 DEEDQC
Recvd: 08/27/09 10:59 1 pgs
Fees:12.00 Taxes:0.00

20090827-0080621

SEAL-STAMP STATE OF NORTH CAROLINA,
Cabarrus COUNTY.

I, Brandi Barnes, a Notary Public of the aforesaid County and State, certify that David Anthony Dutton, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of August, 2009.

My Comission Expires: 11/29/12

Notary Public

Grantee Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Elizabeth Fedor a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Joyce Ellen Dutton, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 27 day of August, 2009

Notary Public, State of Tennessee
County of Davidson
My commission expires: My Commission Expires March 4, 2013

ELIZABETH FEDOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ _____
Mail Tax Notice to: Joyce Dutton, 2812 Buena Vista Pike, Nashville, TN, 32768
Parcel Number: 070-02-026.00